

**BK 6037 PG 769 - 772**

**Prepared by:** Lanier, Fountain & Ceruzzi/cdb  
114 Old Bridge Street  
Jacksonville, NC 28540

STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW

**AMENDMENT TO DECLARATION OF RESTRICTIVE AND PROTECTIVE  
COVENANTS**

**(Book 3093, Page 586 and as amended in Book 3294, Page 652 and any and all amendments thereto)**

**THIS AMENDMENT TO DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS** ("Amendment") is made this the 8<sup>th</sup> day of September, 2023, by **MABR-CO, INC.**, A North Carolina Corporation (the "Declarant") and **BRANDON T. HOWARD, TRUSTEE OF THE MARION R. HOWARD TRUST UNDER WILL EULA C. HOWARD TRUST** (Partial Owner) and **RIVER BLUFF HOMEOWNERS' ASSOCIATION OF ONSLOW CO., INC.**, a North Carolina nonprofit corporation (the "Association").

**WITNESSETH:**

**WHEREAS**, the Declaration of Restrictive and Protective Covenants for River Bluff (as amended, the "Declaration") dated July 3, 2008, was duly recorded in the Onslow County Registry in Book 3093, Page 586.

**WHEREAS**, Brandon T. Howard, Trustee of the Marion R. Howard Trust under will Eula C. Howard Trust is a partial owner of Lot 51 described herein and consents and joins in to subject the Lot to the Declaration of Restrictive and Protective Covenants referenced above.

**WHEREAS**, in Paragraph 27 of said Declaration provides that the Declaration may be amended only by a written document executed by the Declarant or their successors in title and by the owners of not less than sixty percent (60%) of the subdivided lots or parts of said subdivision to which these restrictions apply; and

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Submitted electronically by "Lanier Fountain & Ceruzzi"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Onslow County Register of Deeds.

NOW, THEREFORE, the Declarant and the Association acting pursuant to its authority under the Declaration, declares as follows: The following described property shall be annexed to and subject to the terms and conditions of the Declaration:

Being all of Lot 51, as shown on that plat entitled “Revised Minor Subdivision of Individual Tract on East Howard Drive Lot 51-River Bluff Phase II”, prepared for Riverco Construction, Inc., Property of MABR CO INC. & Brandon Todd Howard Trustee (Owners), Stump Sound Township, Onslow County, NC, prepared by John L. Pierce & Associates, P.A., dated August 8, 2023, and recorded in Map Book 84, Page 208, Onslow County Registry.

Except as specifically amended or altered by this Amendment to Declaration of Restrictive and Protective Covenants, all provisions, restrictions and covenants contained in the original Declaration shall remain in full force and effect as to all property described in the said Declaration, as amended.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set their hand and seal, as of the day and year first above written.

MABR-CO, INC.

 (SEAL)  
BY: BRANDON HOWARD  
TITLE: PRESIDENT

STATE OF NC

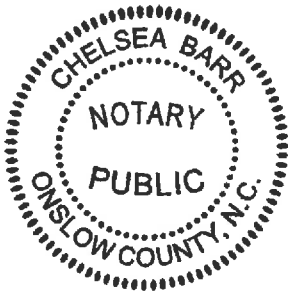
COUNTY OF Onslow

I, Chelsea Barr, a Notary Public of the County and State aforesaid, certify that BRANDON HOWARD, personally came before me this day and acknowledged that he is President of MABR-CO, INC., a North Carolina Corporation and that by authority duly given and as the act of the corporation, the foregoing instrument was signed by him as its President.

Witness my hand and seal this the 20 day of September, 2023.

  
Notary Public

My Commission Expires: 2/2/25



  
(SEAL)  
BRANDON T. HOWARD, TRUSTEE OF THE  
EULA C. HOWARD TRUST

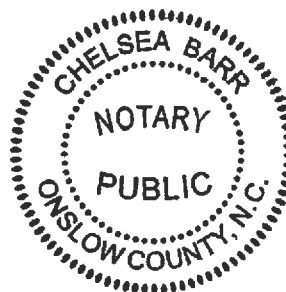
STATE OF NC

COUNTY OF Onslow

I, Chelsea Barr, a Notary Public, certify that BRANDON T. HOWARD,  
TRUSTEE OF THE EULA C. HOWARD TRUST personally appeared before me this day and  
acknowledged the execution of the foregoing instrument. Witness my hand and seal this the  
20 day of September, 2023.

  
Notary Public

My Commission Expires: 2/2/25



IN WITNESS WHEREOF, the Association, acting pursuant to the authority above recited, has caused this Amendment to be executed under seal and in such form as to be legally binding and effective the day and year upon recording this Amendment in the office of the Register of Deeds of Onslow County, North Carolina.

**RIVER BLUFF HOMEOWNERS'  
ASSOCIATION OF ONSLOW CO., INC.**

 (SEAL)  
**BY: ROBERT WESTLAKE**  
**TITLE: PRESIDENT**

STATE OF North Carolina

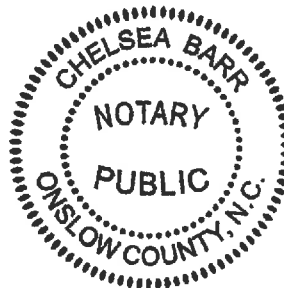
COUNTY OF Onslow

I, Chelsea Barr, a Notary Public of the County and State aforesaid, certify that ROBERT WESTLAKE, personally came before me this day and acknowledged that he is President of RIVER BLUFF HOMEOWNERS' ASSOCIATION OF ONSLOW CO., INC., a North Carolina nonprofit Corporation and that by authority duly given and as the act of the corporation, the foregoing instrument was signed by him as its President.

Witness my hand and seal this the 8<sup>th</sup> day of September, 2023.

  
Notary Public

My Commission Expires: 2/2/25



(Notary Seal)